

Farnham Neighbourhood Plan Review. August 2018

EUROPEAN SPECIAL PROTECTION AREAS and

SUITABLE ALTERNATIVE NATURAL GREENSPACE

Introduction

Farnham is within the buffer zone of two Special Protection Areas (SPAs) which have been designated to provide habitats for birds protected under the Birds and Habitats regulations. The Thames Basin Heaths SPA is located to the north of the town, while the Wealden Heaths SPA lies to the south of Farnham.

Retained South East Plan Policy NRM6 states that priority should be given to directing development away from the Thames Basin Heaths SPA to areas where potential adverse effects can be avoided. If development cannot be avoided within the zone of influence of the SPA, there are strict limitations. The Wealden Heaths SPA is not covered by a specific policy but all development and its potential adverse effects on the SPA have to be assessed on a site by site basis and agreed by Natural England.

Residential development within 400 metres of the Thames Basin Heaths SPA is considered to have an inevitable adverse effect on the habitat and, therefore, such development would be considered inappropriate. The zone which lies between 400 metres and 5 kilometres from the SPA can accommodate residential development but measures must be put in place to mitigate the potential harm to the protected species. Developers are required to contribute towards, or provide, an amount of Suitable Alternative Natural Greenspace (SANG), to enable the occupiers of new properties to walk their dogs away from protected habitats.

SANG Sites

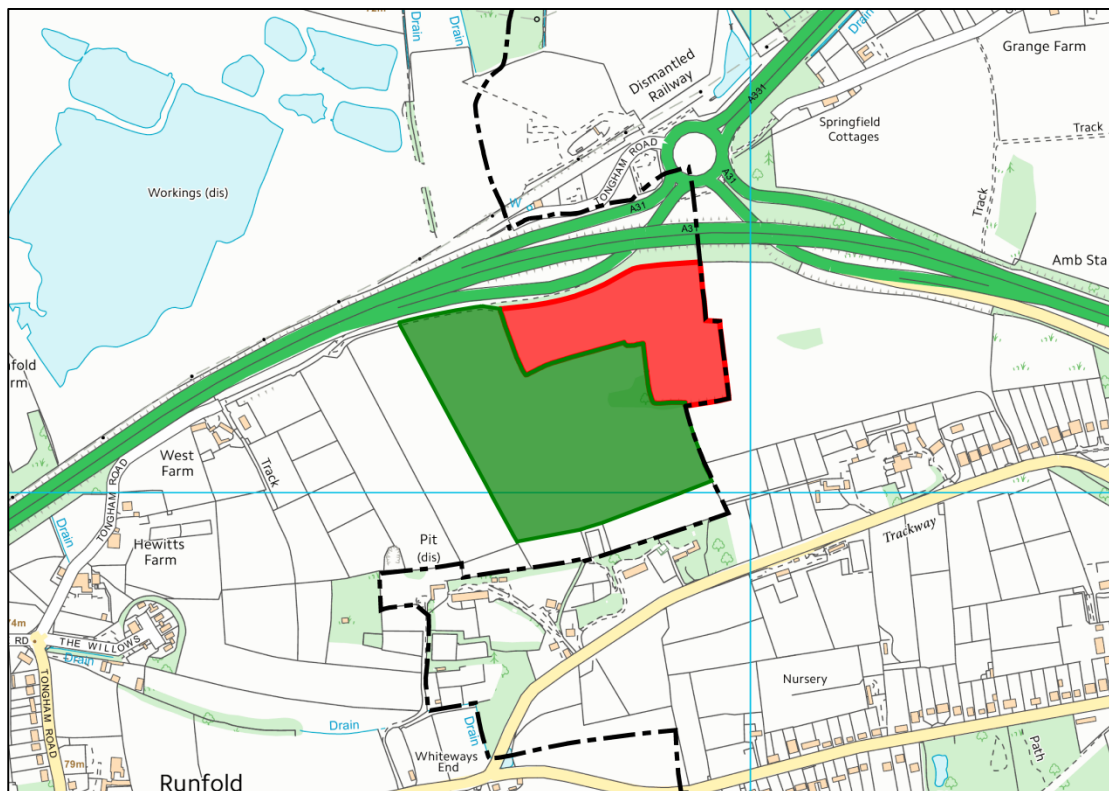
Farnham Park

Farnham Park is the only existing designated SANG serving Farnham and the residual capacity will be inadequate for the additional housing proposed. As at 19 October 2017, the remaining SANG capacity was sufficient to accommodate a further 1069 dwellings. The Local Plan strategy allocates 2,780 new homes for the Farnham area. Taking account of sites that already have planning permission (as at 1st April 2017), are allocated in the Farnham Neighbourhood Plan and/or lie outside the SPA's 5 km 'Zone of Influence', a further 1,366 dwellings are expected to be provided between 2017 and 2032. The impact of this 'net' housing figure on the SPA will need the requisite amount of SANG to be identified according to the Thames Basin Heaths Delivery Framework formula (8 ha of SANG per 1000 new residents). Depending on the average occupancy rates of new dwellings this would be between 4.75 ha and 9.14 ha of new SANG. Farnham Neighbourhood Plan Review Policy FNPI5 seeks the provision of smaller dwellings and this would indicate the lower end

of the size range of SANG. The Waverley Local Plan – Part I does not allocate a strategic SANG site(s) to serve the housing development allocated in the Local Plan.

Tongham Road, Runfold

Since the Neighbourhood Plan was made, planning consent has been granted (WA/2017/1050) for a SANG to be created at Tongham Road in Runfold in two phases. In part, Phase 1 is intended to serve a permitted housing development of 254 dwellings at Guildford and is proposed to be provided within the next 3 years. Nevertheless, this leaves a surplus capacity to mitigate some additional 270 dwellings. In addition, Phase 2 of the permitted SANG has an additional capacity to mitigate approximately 300 additional dwellings and its provision will be led by demand. The landowner has confirmed that the spare capacity could be available to sites in the Farnham area subject to the necessary agreements (Appendix I). The site with planning consent within the Neighbourhood Plan area is shown on Map I below. Only the part of the site within the Farnham Neighbourhood Plan area can lawfully be allocated in the Neighbourhood Plan Review.



Map I SANG at Tongham Road, Runfold within Farnham Neighbourhood Plan area. Phase 1 (red); Phase 2 (green)

Runfold South Quarry

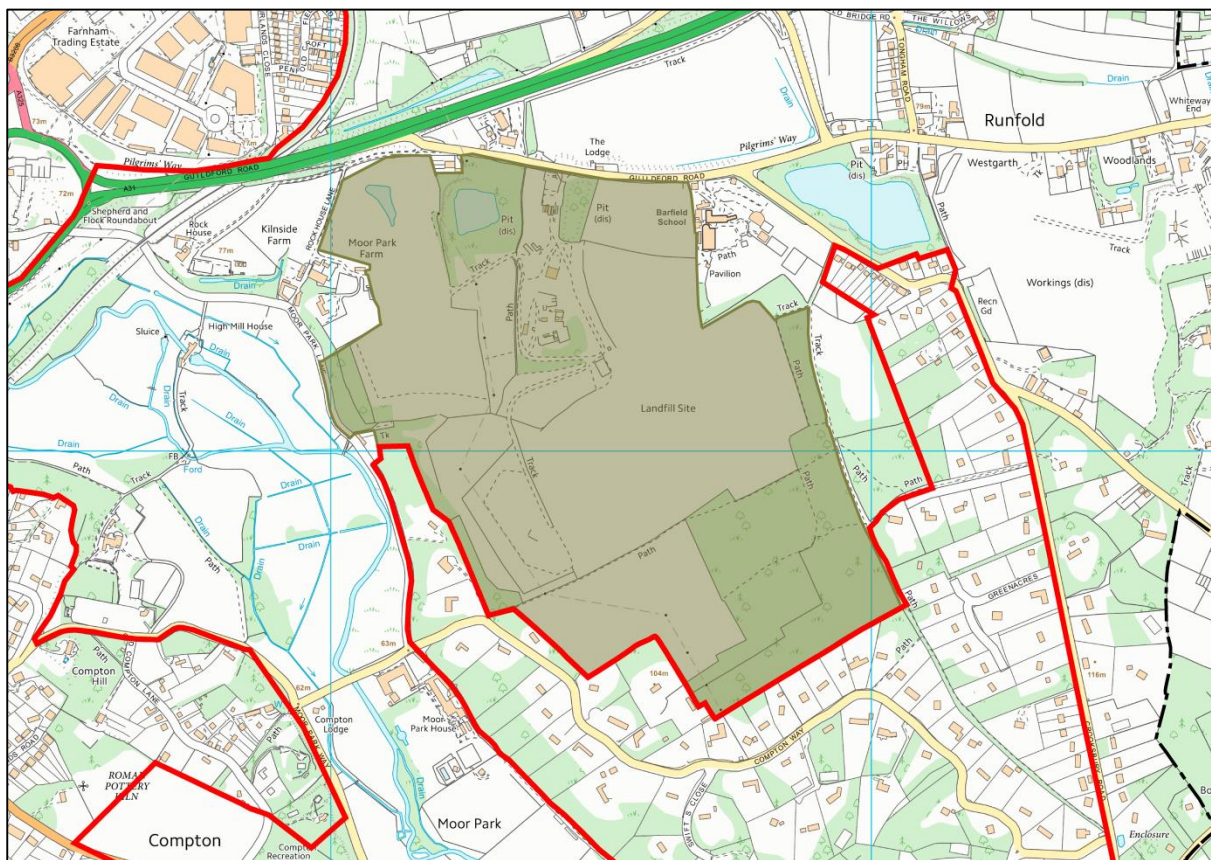
There is further potential for SANG on a former quarry site at Runfold South Quarry (also known as Runfold South Sandpit) currently undergoing restoration. The site is considered suitable with good potential to be brought forward as strategic SANG to serve Farnham.

The site is 41.6ha in size and is currently owned by SITA UK who have confirmed the future use of part of the site for SANG (Appendix 2).

The sandpit has come to the end of its operational life and is subject to restoration to agricultural land with some level of public access. Restoration is due to be completed in 2021, followed by 5 years of aftercare. The site contains footpaths. As this site is effectively a blank canvas, it has potential to be used as SANG for Farnham following extensive habitat creation and the provision other facilities such as car parking in order to comply with SANG criteria. Natural England have confirmed that part of the site has potential to provide appropriate SANG in principle.

Should the whole site be made available, it could provide SANG for 2167 new dwellings although, due to traffic noise, existing footpath usage and the provision of sports pitches and other facilities, the maximum capacity is unlikely to be reached. As a result of site restoration, habitat creation and the provision of facilities the site would not be available for SANG until later in the Neighbourhood Plan period.

Farnham Neighbourhood Plan Review Policy FNP26 allocates the Runfold South Quarry Site, as shown on Map 2, as a site for New Outdoor Sports Facilities and Other Greenspace Uses. Such green space uses should include a suitable SANG.



Map 2 Runfold South Quarry Site - the broad location for SANG and New Outdoor Sports Facilities.

Bespoke SANG

In agreement with Natural England, developers may also offer bespoke SANG to mitigate any potential harm to the SPAs as a result of development.

Regulation 14 Farnham Neighbourhood Plan Review

The combination of the above provision to meet the SANG requirements of additional housing within Farnham is contained in the Neighbourhood Plan Review at Policy FNPI2.

Policy FNP12

Thames Basin Heaths Special Protection Area (SPA)

Within 400m of the SPA boundary, no net new residential development will be permitted, as mitigation measures are unlikely to be capable of protecting the integrity of the SPA.

New residential development which is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) must provide:

- i) appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) at Farnham Park; Tongham Road, Runfold or Runfold South Quarry Site or
- ii) a bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and
- iii) a financial contribution towards wider Strategic Access Management and Monitoring (SAMM).

Such mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity. Where mitigation takes the form of provision of SANG the following standards and arrangements will apply: A minimum of 8 hectares of SANG land (after discounting to account for any existing capacity) should be provided per 1,000 new occupants. The SANG should be readily accessed from, and well connected to, the development it serves including by sustainable modes of transport so that it is able to divert or intercept trips from the proposed housing development to the Thames Basin Heaths SPA.

Developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings.

From: Jane Terry [<mailto:JTerry@vailwilliams.com>]
Sent: 23 April 2018 22:07
To: Town Clerk
Subject: RE: Farnham Neighbourhood Plan Review - Runfold SANG

Dear Iain,

Thank you for your letter enquiring as to the surplus capacity and availability of the recently consented SANG at Tongham Road, Runfold.

My client has instructed me to respond as follows:

Allowing for the site sale, reserved matters, discharge of conditions and implementation of the SANG in time for the commencement of development this will be a couple of years yet and realistically we can't be more precise than that at this stage other than we have 3 years to implement from the date of the appeal decision i.e. on or before early 2021. Clearly phase 2 would be led by demand.

My client confirms that there is the spare capacity for approximately 270 dwellings in phase 1 and another c.300 dwellings in phase 2 and that surplus could be available to sites in the Farnham area subject to the necessary agreements, licences etc.

I trust this is helpful but if you require any further information or clarifications please do let me know. I would be grateful if you would keep me informed as to progress on the Plan.

Kind regards,

Jane

Jane Terry
BA (Hons) Dip.M MRTPI
Partner



recycling and recovery UK

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Farnham Town Council
Council Office
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GU9 7RN

Farnham Neighbourhood Plan – Runfold Quarry

30th July 2018

Dear Mr Lynch

Thank you for your letter of 17th April, my apologies for the delayed reply.

I can confirm that following the removal of proposals by Waverley Borough Council to include SUEZ landholding at Runfold Quarry within newly allocated green belt, that SUEZ have been engaging with Waverley Borough Council and Natural England over the requirements of SANG for Waverley Borough and Farnham.

The discussions with Waverley Borough Council and Natural England which have included a site visit have concluded that various parts of SUEZ landholding at Runfold Quarry, including Area B and the hogsback landfill, are suitable for SANG.

Following the revision to the number of houses required over the plan period within the Waverley Local Plan, I can confirm that SUEZ are agreeable for parts (i.e. not the whole) of SUEZ' landholding at Runfold Quarry to be considered and allocated for potential SANG use under the reviewed Farnham Neighbourhood Plan.

As previously discussed, a "wash over" approach would be acceptable to SUEZ so that the allocation may apply to part of SUEZ landholding without prescribing or constraining which part.

Yours Sincerely

Gareth Phillips

Head of Property

For and on Behalf of SUEZ Recycling & Recovery UK Limited



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